

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEA No. <u>13928</u> MEPA Analyst: <u>Bill GAGE</u> Phone: 617-626- <u>1025</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Scituate Hill Subdivision		
Street: Chief Justice Cushing Highway (Route 3A)		
Municipality: Cohasset	Watershed: Massachusetts South Coastal	
Universal Transverse Mercator Coordinates: NAD 83 (Meters) 255405.64E, 887897.09N	Latitude: N 42 - 14 - 22	Longitude: W 70 - 49 - 44
Estimated commencement date: February 2007	Estimated completion date: June 2007	
Approximate cost: \$ 500,000.00	Status of project design:	90 %complete
Proponent: Crocker II Realty		
Street: 215 Chief Justice Cushing Highway		
Municipality: Cohasset	State: MA	Zip Code: 02025
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John Cavanro P.E.		
Firm/Agency: Cavanaro Consulting	Street: 687 Main Street	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: 781-659-8187	Fax: 781-659-8186	Email: <u>jcavanaro@cavanaroconsulting.com</u>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|---|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Subdivision of land issued by Town of Cohasset planning Board September 13, 2006

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Subdivision Of Land From Town of Cohasset Planning Board Department of Environmental Protection (DEP). Shared Septic System
Total site acreage	11.80 Acres			
New acres of land altered		9.62 Acres		
Acres of impervious area	0	5.33 Acres	5.33 Acres	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	65,000 s.f.	65,000 s.f.	
Number of housing units	0	0	0	
Maximum height (in feet)	0	<45 ft.	<45 ft.	
TRANSPORTATION				
Vehicle trips per day	0	1,100	1,100	
Parking spaces	0	250±	250±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	3,800 GPD	3,80 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	3,800 GPD	3,800 GPD	

mains (in miles)	0	0.09 Mi (450' Water Main)	0.09 Mi (450' Water Main)	
		0.04 Mi. (200' Sewer Main)	0.04 Mi. (200' Sewer Main)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Scituate Hill Subdivision consists of a four lot Commercial Subdivision in the Town of Cohasset at the intersection of Chief Justice Cushing highway (Route 3A) and King Street.

The project site contains 11.80 Acres of vacant wooded upland. The abutting property to the South on Route 3A is currently used as a Senior Living Center with a vacant parcel behind. The Abutting property to the rear is a garage for the Massachusetts Highway Department and to the North is a Medical building and an Office building.

The existing site has two existing septic systems, one is a shared system with the adjacent medical building of the same owner and the other is currently not in use.

The topography of the site rises from Route 3A at approximately elev. 39± to the rear of the site to elev. 160± with an average grade of 12%. The Northeast portion of the site accepts runoff from an adjacent development into an existing storm water detention basin. The Town of Cohasset water department maintains a 30' wide water main easement through the site connecting a water supply tank, located to the South of the property to Route 3A. This easement contains a 12" water main and Communication lines for

the water supply tank. The existing site has over 640' of frontage on Chief Justice Cushing Highway.

The proposed project will consist of approximately 650 feet (0.12miles) of new roadway with sidewalk and associated utilities. The subdivision will create four new commercial building lots with a proposed build-out of 20,000 s.f. warehouse/factory, 30,000 s.f. office use and 15,000 s.f. retail space.

The proposed intersection at Route 3A is currently under review with the Massachusetts Highway Department for a traffic signal.

The project exceeds ENF thresholds under the land section for creation of five or more acres of impervious surface (5.33) and under the Transportation section for generating more than 1,000 ADT at a single location and construction of 150 or more new parking spaces at a single location. (1,100 ADT, 250+Spaces)

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

Project creates 5.33 Acres if impervious area.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>36,500 s.f.</u>	<u>36,500 s.f.</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>5.33 Acres</u>	<u>5.33 Acres</u>
Other altered areas (describe)	<u>0</u>	<u>4.29 Acres</u>	<u>4.29 Acres</u>
Undeveloped areas	<u>11.8 Acres</u>	<u>2.18 Acres</u>	<u>2.18 Acres</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

The site will use the existing detention pond located on the property to treat the runoff from the site. In combination with deep sump catch basins, a forebay within the detention pond, and a street sweeping program the proposed site exceeds DEP's Stormwater Management policy.

